

2005 APR Summary
Supervisor District
Lee

APR Num	Status	Planning Dist	Special Area	Nominator Name	General Location	Tax Map#	Acres	Current Plan	Nominated Change	Staff Recommendation	Task Force Recommendation	PC Action
05-IV-16MV	Withdrawn	Mount Vernon	South County Center CBC (A)	Hillary Zahm (Cooley Godward, LLP)	NW of Russell Rd/Richmond Hwy intersection and S of Buckman Rd	101-3((1))15A,15B;101-4((2))All;101-4((4))3-5,8,11A,12A,501-503	13.79	Parcels 101-4((4))3-5, 8, 11A,12A, 501-503: office and/or retail and/or mixed use up to .70 FAR; Remaining parcels: residential 2-3 du/ac.	Parcel 101-3((1))15B, 101-4((4))3-5,11,12,501-503: retain current Plan; Parcel 101-3((1))15A, 101-4((2))1-19: residential 1-2 du/ac; All nominated parcels: add residential option 12-16 du/ac.	NA	NA	NA
05-IV-17MV	Withdrawn	Mount Vernon	Penn Daw CBC (H)	J. Wooldridge (Trammell Crow Residential)	NW of the Richmond Hwy/N Kings Hwy/S Kings Hwy intersection	83-3((1))7	10.46	Retail up to 0.35 FAR.	Mixed use up to 1.04 FAR: Residential with limited retail use.	NA	NA	NA
05-IV-18MV	Withdrawn	Mount Vernon	Hybla Valley/Gum Springs CBC (A2, A3)	J. Wooldridge (Trammell Crow Residential)	E of Cyrene Blvd/Fordson Rd intersection	92-4((1))65;92-4((2))A1	3.88	Retail up to 0.50 FAR with option for retail and/or office up to 0.70 FAR with consolidation.	Residential 60-70 du/ac.	NA	NA	NA
05-IV-19MV	Withdrawn	Mount Vernon		J. Wooldridge (Trammell Crow Residential)	N of Martha St/Richmond Hwy intersection	101-4((1))10	2.86	Residential 5-8 du/ac with option for 12-16 du/ac.	Mixed use up to 1.14 FAR: Residential with limited retail use.	NA	NA	NA
05-IV-20MV	Withdrawn	Mount Vernon		J. Wooldridge (Trammell Crow Residential)	N of Richmond Hwy/Russell Rd intersection	101-4((1))9A	3.65	Retail up to 0.50 FAR.	Mixed use up to 2.0 FAR: Residential with limited retail use.	NA	NA	NA

2005 APR Summary
Supervisor District
Lee

APR Num	Status	Planning Dist	Special Area	Nominator Name	General Location	Tax Map#	Acres	Current Plan	Nominated Change	Staff Recommendation	Task Force Recommendation	PC Action
05-IV-21MV	Withdrawn	Mount Vernon		J. Wooldridge (Trammell Crow Residential)	NE of Richmond Hwy/Frye Rd intersection	101-3((1))7,8	19.49	Parcel 101-3((1))7: residential 8-12 du/ac; Parcel 101-3((1))8: residential 16-20 du/ac.	Residential 22.5 du/ac.	NA	NA	NA
05-IV-22MV	Denied	Mount Vernon		R. C. Fields, Jr. (R. C. Fields, Jr. & Associates, PC)	NE of S Kings Hwy/Southgate Dr intersection	92-2((1))16G,17-21	5.44	Residential 8-12 du/ac with conditions.	Residential 8-12 du/ac with modified conditions.	Retain Plan	Retain Plan	Retain Plan
05-IV-23MV	Withdrawn	Mount Vernon	HUNTINGTON TSA (L & portion of M)	Benjamin F.Tompkins (Reed Smith, LLP)	NW of Fort Dr/N Kings Hwy intersection	83-3((1))87;83-3((2))(13)1A,1B;83-3((3))All	7.08	Parcel 83-3((3))B: multi-family. Rest of Land Units L and M for residential up to 45 du/ac and 87,000 sq. ft. retail.	Mixed use up to 3.25 FAR: Retail, office, and predominantly residential use.	Retain Plan	Retain Plan and conduct special study.	NA
05-IV-24MV	Active	Mount Vernon		Richard F. Neel, Jr. (SE Fairfax Development Corporation)	NE of Richmond Hwy/Frye Rd intersection	101-3((1))5,7,8	28.45	Parcel 101-3((1))7: residential 8-12 du/ac; Parcels 101-3((1))5, 8: residential 16-20 du/ac with option for residential mixed use with retail and/or office fronting Richmond Hwy up to 0.50 FAR.	Residential 12-16 du/ac. Option 1:16-20 du/ac. Option 2: Mixed use with approx. 2/3 residential and 1/3 commercial uses up to 0.70 FAR.	Recommendation modified after PC markup to concur with PC recommendation. Original recommendation: Retain Plan	Retain Plan	Adopt PC alternative: Add Plan guidance that encourages workforce housing.
05-IV-35MV	Active	Mt. Vernon , Lower Potomac		Errol Bergsagel (Mount Vernon Council of Citizens Associations)	Rt 1-Richmond Hwy	NA	0.00	Transportation Plan recommendations.	Add Rt 1 Corridor transportation goals from Lower Potomac Planning District to Mt Vernon Planning District.	Staff alternative: Approve nomination as submitted with modifications to change "Route " reference to "Richmond Highway" and remove language about HOV lanes and reversible lanes.	Adopt Staff alternative - With Minor grammar modifications	Adopt Task Force alternative: Adopt Staff alternative - With Minor grammar modifications
05-IV-1RH	Withdrawn	Rose Hill		Andrew Ross Levinson (Cooley Godward LLP)	NE of the Steinway St/Beulah St intersection	91-3((8))A,B,1-4,5A	10.98	Residential 1-2 du/ac.	Option for residential 5-8 du/ac.	Retain Plan	Retain Plan	NA

2005 APR Summary
Supervisor District
Lee

APR Num	Status	Planning Dist	Special Area	Nominator Name	General Location	Tax Map#	Acres	Current Plan	Nominated Change	Staff Recommendation	Task Force Recommendation	PC Action
05-IV-2RH	Denied	Rose Hill		Marianne Bowen (Jobin Realty)	S of the Capital Bltwy and W of S Quaker Ln	82-2((1))15,15A,16	2.05	Public Park	Residential 3-4 du/ac.	Retain Plan	Retain Plan	Retain Plan
05-IV-3RH	Withdrawn	Rose Hill		Glenn S. Ovrevik	N of Telegraph Rd/Dunsmore Rd intersection	91-2((17))A3;91-4((1))13,14;91-4((9))8	41.02	Parcels 91-4((1))13, 14: residential 2-3 du/ac; Parcels 91-2((17))A3, 91-4((9))8: residential 3-4 du/ac. Conditions relating to soils and stormwater management.	Delete adopted conditions; add condition for unified access.	NA	NA	NA
05-IV-4RH	Denied	Rose Hill		Glenn S. Ovrevik	NE of Beulah St/Telegraph Rd intersection	100-1((1))9,14,15,17,19,20,23A,24,25	109.00	Parcel 100-1((1))9: private recreation and residential 2-3 du/ac; Parcels 14, 15, 17, 19, 20 and 23A: private recreation with option for 2-3 du/ac.Commercial recreation on s. portion of parcel 100-1((1))23A. Parcels 100-1((1))24, 25: residential at 3-4 du/ac.	Private recreation with option for 2-3 du/ac with conditions including flood hazard and interparcel access. Private recreation may include health oriented extended stay facility, indoor and outdoor exercising facilities, and a restaurant.	Retain Plan	Retain Plan	Retain Plan
05-IV-5RH	Denied	Rose Hill		Wing Cheong Tse	N of Piney Run Dr/Old Telegraph Rd intersection	100-1((1))27	1.00	Residential 1-2 du/ac.	Residential 2-3 du/ac.	Retain Plan	Retain Plan	Retain Plan

2005 APR Summary
Supervisor District
Lee

APR Num	Status	Planning Dist	Special Area	Nominator Name	General Location	Tax Map#	Acres	Current Plan	Nominated Change	Staff Recommendation	Task Force Recommendation	PC Action
05-IV-6RH	Denied	Rose Hill		Donald J. McKee	S of Piney Run Dr/Old Telegraph Rd intersection	100-1((3))8	0.83	Residential 1-2 du/ac.	Residential 2-3 du/ac.	Retain Plan	Retain Plan	Retain Plan
05-IV-1S	Denied	Springfield		Roger A. Hart	SW of Beulah St/Miller Dr intersection	90-4((1))20;91-3((1))23-25	7.48	Residential 1-2 du/ac.	Residential 3-4 du/ac.	Retain Plan	Retain Plan	Retain Plan
05-IV-2S	Active	Springfield		James Puryear (Kingdom, LLC)	SE of Franconia Rd/Grovedale Dr intersection	81-3((5))13	1.18	Low intensity office use with conditions.	Retail and other up to 0.30 FAR.	Adopt Task Force alternative	Adopt Task Force alternative: Retail office at 0.25 FAR	Adopt Task Force alternative
05-IV-3S	Active	Springfield	I-95 Corridor Industrial Area (I	Lori Greenlief for Tavares Concrete Company (McGuire Woods LLP)	E of Cinder Bed Rd and SW of the Island Creek Subdivision	99-2((1))17-19	3.36	Parcels 99-2((1))18 and 19: Industrial up to 0.25 FAR with option for residential 3-4 du/ac with conditions; Parcel 99-2((1)) 17: industrial up to 0.35 FAR.	Residential 5-8 du/ac; retain options for industrial up to 0.25 FAR and 0.35FAR	Recommendation modified after PC Markup to concur with PC recommendation. Original Recommendation: Retain Plan.	Task Force alternative: 4-5 du/ac for a maximum of 13 units with conditions regarding compatibility and open space.	Adopt Task Force alternative
05-IV-4S	Withdrawn	Springfield		Heather Himes (Cooley Godward LLP)	S of Old Franconia Rd and N of Fleet Dr	81-3((10))All;91-1((6))All	9.81	Planned residential 3-4 du/ac with conditions.	Options for residential 8-12 du/ac and 12-16 du/ac with conditions.	NA	NA	NA

2005 APR Summary
Supervisor District
Lee

APR Num	Status	Planning Dist	Special Area	Nominator Name	General Location	Tax Map#	Acres	Current Plan	Nominated Change	Staff Recommendation	Task Force Recommendation	PC Action
05-IV-5S	Withdrawn	Springfield		Heather Himes (Cooley Godward LLP)	N of Fleet Dr/Beulah St intersection	91-1((1))58,59A,59B,60;91-1((5))2-	6.58	Residential 8-12 du/ac.	Option for residential 12-16 du/ac with conditions.	NA	NA	NA
05-IV-8S	Withdrawn	Springfield		Lynne J. Strobel (JCE Inc.)	Parcels adjacent to Casperson Rd and W of Beulah St	91-3((1))12-15,15A;91-3((5))All	10.29	Residential 1-2 du/ac.	Residential 3-4 du/ac with option for 5-8 du/ac.	Retain Plan	Retain Plan	NA
05-IV-9S	Withdrawn	Springfield		Lisa M. Chiblow for Christopher Land, LLC (McGuireWoods, LLP)	NW of the Beulah St/Franconia Springfield Pkwy/Manchester Blvd intersection	91-1((4))All	11.55	Residential 1-2 du/ac with option for office, hotel, and support retail up to 0.55 FAR.	Mixed use up to 1.24 FAR: Residential, retail, and predominantly office.	NA	NA	NA
05-IV-10S	Deferred	Springfield	I-95 Corridor Industrial Area (J, K)	T. William Dowdy (Dowdy and Associates)	W of Cinderbed Rd and N of Newington Rd/Backlick Rd intersection	90-4((1))4,5,6A,6B,7;99-2((1))2,2A,3,5,5A,7,7A,8	160.52	Parcel 90-4((1))7: primarily industrial up to .35 FAR with public park; Parcel 90-4((1))6B: industrial up to .35 FAR with conditions; Remaining area: industrial up to .35 FAR.	Mixed use up to .75 FAR: 1/4 residential, remainder mix of office, public facility, governmental, institutional, and private recreation/open space. Option for up to 1.5 FAR.	NA	NA	NA
05-IV-11S	Active	Springfield	I-95 Corridor Industrial Area (K	T. William Dowdy (Dowdy and Associates)	W of Newington Rd/Loisdale Rd intersection	99-1((1))5A,6	4.43	Retail up to 0.25 FAR.	Mixed use up to 0.75 FAR comprised of primarily hotel use with remainder office and retail.	Recommendation modified after PC Markup to concur with PC recommendation. Original Recommendation: Retain Plan.	Task Force alternative: hotel with supporting retail use up to 0.75 FAR	Adopt Task Force alternative - With modifications. Add two conditions: 1. Closure of current access

2005 APR Summary
Supervisor District
Lee

APR Num	Status	Planning Dist	Special Area	Nominator Name	General Location	Tax Map#	Acres	Current Plan	Nominated Change	Staff Recommendation	Task Force Recommendation	PC Action
05-CW-1ED	Active	Mt. Vernon	Hybla Valley/Gum Springs CBC (n/a) , Beacon/Groveton CBC (n/a)	Jayjeev Hada	Mt Vernon Planning District and the Richmond Hwy Corridor area	NA	0.00	NA	Editorial updates.	Adopt nomination as submitted	Adopt nomination as submitted	south of Loisdale Rd/Fairfax County Pkwy intersection to be replaced by a four way signalized intersection at the Newington Rd/Loisdale Rd interesction; 2. Provide a second access point restricted to right-in right-out movement north of the Newington Rd/Loisdale Rd interesction.
05-CW-2ED	Active	Springfield	Franconia/Springfield Metro Station TSA (Character, Major Objectives, A-1, A-2, C, F-1, F-2, G, H and I)	Meghan Van Dam	Springfield Planning District	NA	0.00	NA	Editorial updates.	Adopt nomination as submitted	Adopt nomination as submitted	Adopt nomination as submitted